



# Inspection Report

## Apartment Building Investor

**Property Address:**  
123 Somewhere St.  
Hampton Roads Area Virginia 12345



### JODAT INSPECTIONS

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<b>Date:</b> 4/20/2024	<b>Time:</b>	<b>Report ID:</b> 4 20 2024
<b>Property:</b> 123 Somewhere St. Hampton Roads Area Virginia 12345	<b>Customer:</b> Apartment Building Investor	<b>Real Estate Professional:</b> Happy Agent

**THE PROPERTY IN PERSPECTIVE This is 40+ year old two-story 8 unit apartment building. As with all properties, ongoing maintenance and improvements are and will be needed. The improvements recommended in this report from a visual inspection are not considered unusual for an apartment building of this age and condition. Please also take into consideration that there is no such thing as a property which doesn't need improvements.**

**This inspection report is the property of JODAT INSPECTIONS and the CLIENT(S) and is valid for the date of inspection only. Use of this report by any unauthorized persons is prohibited. This report Shall not be used for any future transaction on this property.**

**Comment Key - Definitions - Important Information**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector(s) should be considered before purchasing this building. Any recommendations by the inspector(s) to repair, replace or correct suggests a second opinion and further inspection by a qualified licensed insured contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected** = Inspector(s) visually observed and/or sampled the items and/or systems at accessible areas according to the inspector(s), and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear and considered not to be significantly deficient at time of inspection.

**Not Inspected**= Inspector(s) did not inspect this item and/or system, and made no representations of whether or not it was functioning as intended. Any statements in the report are made out of courtesy and do not constitute an inspection on these items.

**Not Present** = This item/component/unit/system or unit was not observed/considered to be of minimal existence in and/or adjacent to the structure inspected.

**Front** = facing building looking at main entry door

**Rear** = rear of building

**Right side**= right side of building facing front of building

**Left side**= left side of building facing front of building

**"One or more"** – meaning/definition = one, several, multiple, and/or numerous – so if a deficiency and/or concern is contained in the report all like items and system should be further evaluated and corrected as needed by a qualified licensed specialist contractor.

**IMPORTANT INFORMATION**

**This inspection is a sampling of- areas, items and systems/components and NOT technically exhaustive or totally inclusive. Other deficiencies and/or concerns may exist**

The "PARTIAL SUMMARY" shall NOT contain all recommendations, safety concerns, hazards and or deficiencies. The complete report may include additional information of concern to the customer, safety concerns, hazards, deficiencies, that could affect your evaluation of the property, and or additional recommendations. It is required that the customer and representatives read the complete report carefully.

The following items and/or discoveries in the PARTIAL SUMMARY and ENTIRE REPORT indicate that these systems and or components do not function as intended or adversely affects the habitability of the dwelling, and warrants further investigation by qualified licensed specialist contractor(s), who may well identify additional defects and or recommend some upgrades that could affect your evaluation of the property prior to closing. The inspection is not a technically exhaustive inspection other deficiencies and or concerns may exist.

Attached pictures only represent a sampling of items/areas of concern, and or deficiencies observed at accessible areas according to the inspector(s). Not all areas of deficiencies or conditions will be supported with photos.

Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only.

It is the responsibility of the client/owner to have qualified licensed and insured contractors evaluate all areas that may have the type of deficiencies /discoveries depicted in the PARTIAL SUMMARY and ENTIRE REPORT.

**Inspectors are not required to report on the following:** Life expectancy of any component or system; The causes of the needed repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, building permits, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; underground items, or items not permanently installed. The inspector is not required to comment on items considered cosmetic as deemed by the inspector any comments in report are considered complementary. The inspector does not evaluate and/or ensure the existence of gas, liquid propane or oil storage tanks. Inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants, electromagnetic fields/radiation in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**In Attendance:**

client, clients agent representative, seller representative

**Type of building:**

apartment building – 8 units

**Approximate age of building:**

Year Built: 1980 estimate

**Parking Spaces:**

approximately 11 spaces, street parking available

**Temperature:**

Below 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

## Partial Summary



### JODAT INSPECTIONS

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#### Customer

Apartment Building Investor

#### Address

123 Somewhere St.  
Hampton Roads Area Virginia 12345

**VERY IMPORTANT TO READ ENTIRE REPORT!**

**ADDITIONAL DEFICIENCIES and CONCERNS are in the BODY of the REPORT**

**Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.**

**This inspection was one of sampling and not technically exhaustive. Other deficiencies and/or concerns may exist.**

## 1. Roofing



### 1.0 Roof Coverings/Flashing/ Penetrations

#### Inspected

- (1) Roof system(s) -problems, concerns and or deficiencies observed in accessible areas such as -
- shingle(s)- slightly lifted/risen, damaged, and or substandard.
  - flashing/penetration(s)- slightly lifted/risen and or substandard.

Moisture intrusion can occur with roofing system deficiency(ies). Recommend further evaluation and correction of roofing system(s) by a qualified contractor(s) as needed to ensure proper function (*this inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist* ). Safe roof access in area(s) according to the inspector limited inspectors visual and or physical access. *FYI – some roofing contractor(s) have a tendency to be overzealous and it appears they would rather do roof covering replacement rather than roof repairs in most cases. Additionally the requirements of insurance companies vary and often times require replacement of roof coverings rather than repairs to obtain insurance coverage.* Do not rely on pictures alone. Pictures are examples only.

## 2. Exterior



### 2.0 Wall Cladding, Flashing, Eaves, Doors, Windows, Wood components, Trim, and the Exterior

#### Inspected

(1) Exterior in one or more areas – Problems, concerns and or deficiencies with one or more sections/components of exterior, siding, cladding, eaves, windows, doors, and or trim such as but not limited to -

- siding and/or siding/trim component(s) – loose
- holes, gaps, and or opening(s) (*rodents, pest and or moisture/water can or has entered– which can cause issues*)
- window sill slope improper – at least keep this area caulked to prevent water entry
- sealant/ caulk maintenance needed- water entry can occur which can cause damage for example –(*gaps wider than 1/4 inch, an appropriate material other than caulk should be used, and openings as small as 1/64 of an inch can let moisture enter*)

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure exterior components are proper and functioning as intended. Moisture/water/pest can enter behind deficiencies which can cause issues. Do not rely on pictures alone. Pictures are examples only. *FYI – we generally do not put examples of caulking, paint and/or weatherstripping deficiencies in the report.*

(2) Exterior in one or more areas – Problems, concerns and or deficiencies with one or more sections/components of masonry (brick or stone) such as -

- cracking ( *water entry can occur which could cause damage for example* ) – *appears typical repair/seal if needed and monitor further movement*
- mortar – missing, cracking and/or deteriorated ( *water entry can occur which can cause damage for example* )
- Lintel rusting ( *lintels expand when rusted and can cause cracking/damage*) *FYI – masonry lintel is a masonry structural member used to distribute the load around wall openings.*

and any other problems that a qualified specialist contractor and/or specialty contractors may discover while evaluating further and performing repairs needs correcting. Where cracks or openings are exposed, water can enter the exterior structure causing mold, fungal growth and or structural damage for example. At the least once sealed monitor all cracks and/or movement if worsens over time have qualified specialist evaluate for repair. Do not rely on pictures alone. Pictures are examples only.

## 3. Interiors



### 3.0 Interior Systems and General Information

(3) In areas- The caulk/grout was deteriorated, substandard, missing, and or needs renewed. *Water intrusion from bathtubs, shower enclosures, and counters for example is a common cause of damage behind walls, sub floors, and ceilings. As such, periodic re-caulking and grouting of tub, shower fixtures, counters and areas is an ongoing maintenance task which should not be neglected.* Underlying damage may have occurred that was not readily visible at time of inspection(unless noted in report). Recommend further evaluation/inspection and correction by a qualified person as needed.

### 3.1 Walls, floors, doors, Ceilings, cabinets, counters and associated areas(representative number)

#### Inspected

(1) Elevated levels of moisture and/or concerns were found in one or more locations.

- Tested elevated indicating leak(s), and or moisture intrusion may exists. Observed in – unit 1- Bathroom , unit 3 bathroom

Moisture/water intrusion can cause a host of issues including damage and Microbial Growth. If Microbial Growth is present considered a health concern. Recommend further evaluation/inspection and correction by qualified licensed contractors as needed to find source of leak(s), correct any damage to home, and if Microbial Growth is present have



evaluated and corrected as needed. Do not rely on pictures alone. Pictures are examples only. *Furthermore recommend consulting current owner for more information concerning leaks, and water/moisture intrusion.*

### 3.2 Doors (representative number)

#### Inspected

One or more doors --from a representative amount inspected

- Exterior door(s) – weather-stripping- missing, deteriorated, and or substandard ( *possible water entry which can or has caused deterioration*). Example/Sample- Front Door 7.
- Rubs the jamb Example/Sample- 7- Bathroom.
- Rubs the floor (1/2" clearance recommended for conditioned air circulation) Example/Sample- 6- Rear Right Bedroom, 3- Rear Right Bedroom Closet.
- sliding door does not stay in track Example/Sample- 1- Rear Right Bedroom Closet

Recommend a qualified contractor correct doors as needed and, ensure doors are functioning properly. Do not rely on pictures alone. Pictures are examples only.

### 3.3 Steps, Stairways, Balconies and Railings (representative number)

#### Inspected

(2) Stairs to 2nd level for units 2 and 4 –The handrail/guard rail inside the building at one or more locations is **loose**. A fall or injury could occur. I recommend a qualified contactor repair or replace handrails/guard rails as needed.

### 3.4 Counters and Cabinets (representative number)

#### Inspected

Kitchen- cabinets concerns and or deficiencies such as one or more of -

- door rubs when opening Example/Sample- 8- Kitchen
- loose hardware Example/Sample- 8- Kitchen

and any other problems that a qualified licensed specialist contractor may discover while inspecting further and performing repairs need correcting.

## 4. Structural Components



### 4.2 Roof Structure and Attic

#### Inspected

(2) Attic- Inspector recommends a walkway be installed at least 24" wide from attic access to HVAC system for servicing needs. Furthermore the bottom wood members of a truss system which are called chords should not be walked on one at a time damage to the truss and/or ceiling could occur, and this is considered unsafe for persons in attic.

## 5. Plumbing System



### 5.3 Plumbing Drain, Waste and Vent Systems (representative number)

#### Inspected

Toilet deficiencies such as -

- loose at the floor Example/Sample- units 7, 8, 6
- missing flange bolt cover Example/Sample- unit 3

and any other problems that a qualified licensed plumbing contractor may discover while performing repairs and inspecting further needs correcting. Additionally check for damage to floor/structure, and correct as needed.

#### 5.4 Plumbing Water Supply, Distribution System and Fixtures (representative number)

##### Inspected

(1) Bathrooms/Kitchen- problems, concerns and or deficiencies such as -

- slow drainage Example/Sample-units 7- Bathroom Shower, 8- Bathroom Sink, 2- Bathroom Sink
- low water pressure observed Example/Sample-units 5- Kitchen Sink, 5 Bathroom Sink
- appears to be PVC to ABS connection made with glue/solvent Example/Sample- 7-Kitchen Sink
- shower heads leaks Example/Sample-units 7- Bathroom Shower, 8- Bathroom Shower, 6- Bathroom Shower
- water control handle leaks while in use Example/Sample-units 6- Kitchen Sink
- water control handle(s) missing Example/Sample-units 8- Bathroom Sink
- plumbing tree component is loose Example/Sample-units 2- Bathroom Shower
- gap at tub spout (water intrusion can occur) Example/Sample-units 7- Bathroom Shower, 2- Bathroom Shower
- crack/damage tile on shower wall ( water intrusion can occur) Example/Sample-units 2- Bathroom Shower
- tub spout leaks when in shower mode (*this waste supply water, and could affect shower water supply*) Example/Sample-units 6 Bathroom Shower
- tub finish damage that appears to be a cosmetic concern at time of inspection Example/Sample-units 7- Bathroom Shower, 6 Bathroom Shower

and any other problems that a qualified licensed plumbing and/or specialty contractor may discover while evaluating further and performing repairs need correcting. Loose pipes and or components can or have caused leaks. Do not rely on pictures alone. Pictures are examples only.

(2) One or more hose bibs were loose( *needs securing to wall Loose hose bib can cause leaks*), and any other problems that a qualified licensed plumber may discover while ensuring proper operation of hose bibs needs correcting. Example/Sample- Right side of building

#### 5.5 Hot Water Systems, Controls, Chimneys, Flues and Vents (representative number)

##### Inspected

(1) Water heater(s) and associated components concerns and or deficiencies such as one or more of but not limited to -

- electrical wiring missing conduit covering –Electrical issues are considered safety and/or shock hazards till repaired. Example/Sample- units 8, 6, 3, 2
- tank dented/damaged performance can possibly be affected – Example/Sample- unit 6
- T&P pipe is plumbed incorrectly too many elbows and wrong a direction Example/Sample- unit 3
- electrical metal pipe bonding loose – electrical concern – Example/Sample-unit 3
- electrical wiring exposed and is loose/damaged – electrical concern – Example/Sample- unit 4
- electrical junction box missing cover – Example/Sample- concern – Example/Sample- unit 2

One or more items listed below are typical for age of building and/or system .

- T&P pipe does not extend within 6 inches of floor for safety/monitoring (*the T&P pipe appears to be plumbed to the exterior which was the method used at time of construction and/or reconstruction*) – most all units
- most all units missing drain pan and/or drain pan is not plumbed to exterior at the least recommend install a cap at drain tube,

and any other problems that a qualified licensed plumbing contractor may discover while inspecting further and performing repairs need correcting. One or more items are a Safety concern. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.



## 6. Electrical System



### 6.2 Service Entrance Conductors

#### Inspected

The electrical service conductors/drop (outside) -problems, concerns and or deficiencies such as one or more but not limited to -

- Service entrance cable straps missing and/or not supported properly
- electrical service conductors are frayed at wire sheathing

and any other problems that a qualified licensed electrical contractor, and/or electrical company may discover while inspecting further and performing repairs need correcting. Electrical issues are considered safety hazards till repaired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only.

### 6.3 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels (representative number)

#### Inspected

(1) The problems/concerns discovered in one or more electrical panels and or electric system such as but not limited to-

- HVAC component(s) to circuit breaker compliance breaker compliance appears incorrect for most all units (*FYI – this is a common occurrence when the HVAC equipment is replaced due to the newer HVAC equipment may require a lower amperage circuit disconnect and/or breaker*)
- labeling issue – circuit not labeled/identified and or confusing Example/Sample- unit 7,
- circuit breaker is different brand (*not the brand of manufacture of panel some breakers are interchangeable – beyond scope of Inspection*) – Example/Sample- unit 7,
- wiring size/gauge wiring -improper connection to breaker – Example/Sample- unit 7,
- screw missing for dead front cover – (*screws need blunt ends*)– Example/Sample- unit 6,
- Main cut off week relocated in the panel which is considered acceptable however cut off breaker not attached with screw – Example/Sample-unit 3
- damaged breakers – Example/Sample- shed at left side of building
- FYI – only a few panel covers were removed due to excessive paint, and drywall compound/caulk for example – cosmetic damage could occur

typical finding not always viewable at time of inspection items –

- unverifiable proper grounding(*including panel to earth ground*)

and any other problems that a qualified licensed electrical contractor may discover while inspecting further and performing repairs need correcting a (*this inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist*). Electrical issues are considered a safety hazard until repaired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.

(2) Meter base/electrical system —problems, concerns and or deficiencies such as one or more but not limited to -

- meter base box is rusted. Further deterioration can occur
- openings in meter box, recommend properly sealing Example/Sample- meter box "1"

and any other problems that a qualified licensed specialist contractor may discover while evaluating further and performing repairs needs correcting.

### 6.4 Outlets/Receptacles, junction boxes, and switches (Observed from a representative number located inside the structure, garage, and on the structure's exterior walls)

#### Inspected

One or more outlets/receptacles, switches, and/or junction boxes- From a representative amount inspected

- Loose junction box Example/Sample- units 4- Kitchen

- Cover plate deficiencies, and or missing (cover plates are intended to contain fire and prevent electric shock from occurring due to exposed wires). Example/Sample- units 7- Kitchen, 3- Living Room
- Loose outlet Example/Sample- units 7- Kitchen, 5- Rear Right Bedroom, 3- Living Room, 3- Bathroom
- Loose switch Example/Sample- units 3- Rear Left Bedroom
- Damaged switch Example/Sample-units 2- Bathroom

Recommend a qualified licensed Electrical contractor ensure electrical components are in proper and safe working order. Electrical issues are considered safety hazards till repaired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.

#### **6.5 Lighting fixtures etc. (Observed from a representative number located inside the structure, garage, and on the structure's exterior walls)**

##### **Inspected**

- (1) One or more light fixtures- From a representative amount inspected
- Loose Example/Sample-units 7- Kitchen
  - Damaged, bulb missing Example/Sample- Left side of Building

and any other problems that a qualified licensed electrical contractor may discover while inspecting light fixtures further and performing repairs need correcting. Electrical issues are considered a hazard until repaired in most instances.

#### **6.6 GFCI -Ground Fault Circuit Interrupters (representative number)**

##### **Inspected**

One or more electric receptacles(outlets) in areas had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present such as but not limited to.

- Kitchen counters Example/Sample- units 3, 2, 1, 5
- Bathroom Example/Sample- units 3, 2, 1, 5
- Dishwasher Example/Sample- All units

If not GFCI-protected, receptacles in wet/damp areas pose a shock hazard. Recommend that a qualified licensed electrical contractor evaluate and install GFCI protection as needed per most current electrical safety practices. GFCI protection may not have been required at original construction and/or remodeling in areas. Newly installed and/or replacement receptacles in designated areas are required to be GFCI protected according to the most current electrical safety standards (beyond scope of inspection to determine when and if receptacles were changed).

#### **6.8 Smoke/Carbon Monoxide Detectors, Fire extinguisher and sprinkler system (representative number)**

##### **Not Inspected**

Smoke alarms, Fire Extinguishes- problems, concerns and or deficiencies such as -

- Smoke alarms aged. Location(s) – Unit- 8,1, 2 Hallway
- smoke alarms missing Location(s) – Unit 3 Bedroom, 7 Bedrooms. 2 Bedrooms
- Inspector did not observe any fire extinguishers
- FYI- We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We do not determine the age of smoke alarms. According to the U.S. Fire Administration, most smoke alarms have a life span of 8-10 years.

Inspector recommends a qualified smoke alarm specialist contractor fully evaluate(*technically exhaustive inspection*) of the smoke alarm system(s) and correct as needed to ensure proper function. Possible safety concerns exist.

RECOMMEND CORRECTION FOR SAFETY. General standard –Commercial buildings- must have a fully functional smoke detector located in each room and hallway of the structure. Smoke detectors must carry a tag that clearly shows when the last maintenance was performed on the device, as well as the date in which the batteries were replaced. Placement of CO detectors on every habitable level and in every HVAC zone of the building.

## 7. Heating / Central Air Conditioning



### 7.2 Distribution Systems- including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors (representative number)

#### Inspected

(4) Heat pump or air conditioning refrigerant lines – problems, concerns and or deficiencies such as -

- Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in area(s) (*This may result in reduced efficiency, unwanted moisture and increased energy costs.*) Example/Sample- at exterior near the condenser units
- Refrigerant lines need more support in area(s) (*general standard –Refrigerant lines should be supported every 5 to 6 feet. Bends in refrigerant lines should have a minimum 12-inch radius.*) Performance of air conditioning system can be affected. Example/Sample- attic

and any other problems that a qualified contractor may discover while evaluating further and performing repairs needs correcting. Do not rely on pictures alone. Pictures are examples only.

## 8. Insulation and Ventilation



### 8.3 Venting Systems (Kitchens, Baths and Laundry)

#### Inspected

Duct covers- multiple are damaged/dented, and bird activity observed in one or more. **FYI-** No pest duct covers are available to keep pest out "dual flapper system".

## 9. Built-In Kitchen/ Laundry Appliances



### 9.0 Ranges/Ovens/Cook tops (representative number where accessible)

#### Not Inspected

(2) Majority if not all units- The range could tip forward. Appears that anti-tip bracket may not be installed or installed improperly. . This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit: <http://www.google.com/search?q=range+anti-tip+bracket>

### 9.1 Microwave (built in)

#### Not Inspected

Microwave- problems, concerns and or deficiencies such as one of but not limited to -

- handle missing/ damaged Example/Sample- Unit 7

and any other problems that a qualified licensed specialist contractor may discover while inspecting further and performing repairs needs correcting.

## 10. Microbial Growth, Wood Destroying Organism, and Vermin/Pests

### 10.0 Microbial Growth, Wood Destroying Organism, and Vermin/Pests

#### Not Inspected

(2) Attic(s) -Evidence of possible rodent/pest infestation was found in the form of feces and poison for example. Consult with the property owner about this. A qualified licensed specialist contractor should do a more technically

exhaustive inspection and make repairs to seal openings in the structure, replace insulation/other building components as needed, set traps, and clean waste as necessary. Considered a health concern.

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*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To David Throckmorton*

# 1. Roofing



**The inspector shall observe:** a representative number of of the following- Accessible Areas according to the inspector- Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

**The inspector is not required to:** Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The following items or areas are not included in this inspection: Areas that could not be traversed or viewed clearly due to lack of access (Safe roof access in area(s) according to the inspector limited inspectors visual and or physical access this is a limitation of the inspection). Note that the inspector does not provide an estimate of remaining life on the roof surface material, any age estimates by the inspector are not definite age statements as there is no data on roof shingles to determine age, and the roof may be older or newer than estimated, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, the inspector does not guarantee or warrant that leaks will not occur in the future. Determine the amount of shingle/roof covering layers due to this can be concealed by installation techniques. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free. Inspector recommends consider the requirements of your insurance company.

## Styles & Materials

<b>Roof Covering:</b> Architectural/dimensional asphalt style shingles– life expectancy approximately 20 to 30 years	<b>Age of Roof- Estimate:</b> Asphalt roofing-ESTIMATED -roof is in its first 1/3 of life expectancy	<b>Roof Age Source:</b> Estimate
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<b>Viewed roof covering from:</b> Ground Ladder in one or more areas Binoculars telescoping camera	<b>Chimney (exterior):</b> N/A	<b>Gutter Material:</b> Metal
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**Gutter Installation:**  
appears adequate

## Items

### 1.0 Roof Coverings/Flashing/ Penetrations

**Comments:** Inspected

- (1) Roof system(s) -problems, concerns and or deficiencies observed in accessible areas such as -
- shingle(s)- slightly lifted/risen, damaged, and or substandard.
  - flashing/penetration(s)- slightly lifted/risen and or substandard.

Moisture intrusion can occur with roofing system deficiency(ies). Recommend further evaluation and correction of roofing system(s) by a qualified contractor(s) as needed to ensure proper function (*this inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist* ). Safe roof access in area(s) according to the inspector limited inspectors visual and or physical access. *FYI – some roofing contractor(s) have a tendency to be overzealous and it appears they would rather do roof covering replacement rather than roof repairs in most cases. Additionally the requirements of insurance companies vary and often times require replacement of roof coverings rather than repairs to obtain insurance coverage.* Do not rely on pictures alone. Pictures are examples only.



1.0 Item 1(Picture) Example/  
Sample- front of building – slightly  
lifted risen shingle



1.0 Item 2(Picture) Example/  
Sample- front of building – slightly  
lifted risen flashing



1.0 Item 3(Picture) Example/Sample- rear of building –  
lifted risen shingle, damaged shingle

(2) Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

**Inspector Tip-** In an ideal world, **ROOFS** are expertly inspected annually, preferably in the autumn before the wind, rain and snow sets in. Otherwise, it's recommended to have a new roof inspected after the first five years, then at 10 years, 13, 15, 17, and every year after that. **Regular Maintenance-** *Check for damaged roofing and flashing materials twice a year.*

### 1.1 Roof Drainage Systems

**Comments:** Inspected

Gutters and drain lines to drain water away from building at least 4 to 6 feet are recommended as needed around building this can help prevent erosion or water intrusion to occur.



## 2. Exterior



**The inspector shall observe:** a representative number of the following- Wall cladding, flashings, and trim; entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, visible drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is visually suspected at safely assessable areas according to the inspector.

**The inspector is not required to observe:** Cosmetic deficiencies and/or concerns according to the inspector, Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); exterior gas and/or wood-burning units, kitchen style equipment; Detached/Adjacent buildings or structures; or Presence or condition of buried fuel storage tanks. The inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Window flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these components, and leaks may become evident only during heavy, prolonged or wind-driven rainfall. The inspector does not inspect or ensure the function of in ground drainage systems if present.

### Styles & Materials

**Exterior Material:**

Brick veneer

**Exterior Entry Doors:**

Metal

### Items

## 2.0 Wall Cladding, Flashing, Eaves, Doors, Windows, Wood components, Trim, and the Exterior

Comments: Inspected

- (1) Exterior in one or more areas – Problems, concerns and or deficiencies with one or more sections/ components of exterior, siding, cladding, eaves, windows, doors, and or trim such as but not limited to -
- siding and/or siding/trim component(s) – loose
  - holes, gaps, and or opening(s) (*rodents, pest and or moisture/water can or has entered– which can cause issues*)
  - window sill slope improper – at least keep this area caulked to prevent water entry
  - sealant/ caulk maintenance needed- water entry can occur which can cause damage for example –(*gaps wider than 1/4 inch, an appropriate material other than caulk should be used, and openings as small as 1/64 of an inch can let moisture enter*)

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure exterior components are proper and functioning as intended. Moisture/water/pest can enter behind deficiencies which can cause issues. Do not rely on pictures alone. Pictures are examples only. *FYI – we generally do not put examples of caulking, paint and/or weatherstripping deficiencies in the report.*



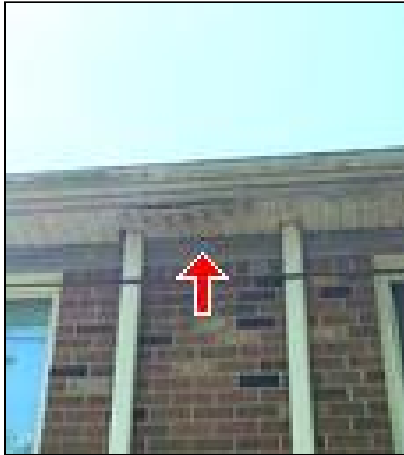
2.0 Item 1(Picture) Example/  
Sample- front of building near the right side – opening



2.0 Item 2(Picture) Example  
sample front of building –window sill slope improper – at least keep this area caulked to prevent water entry



2.0 Item 3(Picture) Example/  
Sample- rear of building – openings, loose soffit



2.0 Item 4(Picture) Example/  
Sample- rear of building – loose  
soffit

(2) Exterior in one or more areas – Problems, concerns and or deficiencies with one or more sections/ components of masonry (brick or stone) such as -

- cracking ( *water entry can occur which could cause damage for example* ) – *appears typical repair/ seal if needed and monitor further movement*
- mortar – missing, cracking and/or deteriorated ( *water entry can occur which can cause damage for example* )
- Lintel rusting ( *lintels expand when rusted and can cause cracking/damage* ) FYI – masonry lintel is a masonry structural member used to distribute the load around wall openings.

and any other problems that a qualified specialist contractor and/or specialty contractors may discover while evaluating further and performing repairs needs correcting. Where cracks or openings are exposed, water can enter the exterior structure causing mold, fungal growth and or structural damage for example. At the least once sealed monitor all cracks and/or movement if worsens over time have qualified specialist evaluate for repair. Do not rely on pictures alone. Pictures are examples only.



2.0 Item 5(Picture) Example/  
Sample- front of building front of  
building – near the right side  
cracking



2.0 Item 6(Picture) Example  
sample front of building –  
cracking



2.0 Item 7(Picture) Example/  
Sample- Rear of building –  
cracking

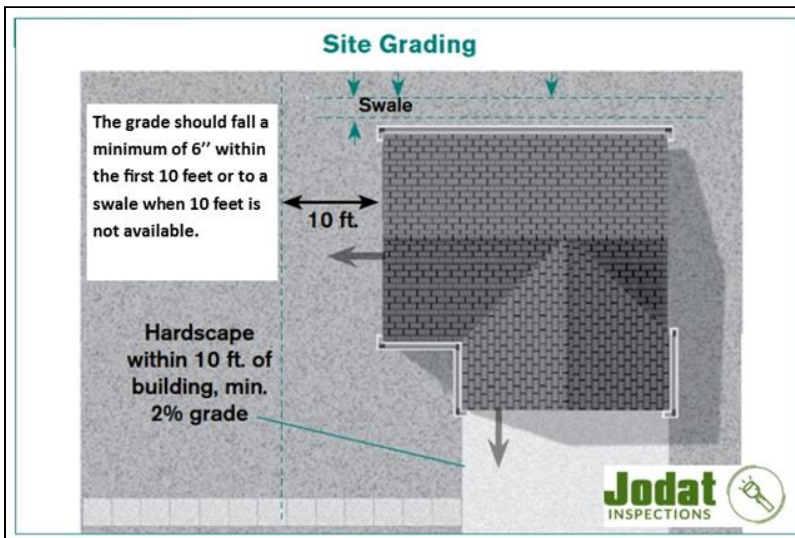


2.0 Item 8(Picture) Example  
example rear of building cracking

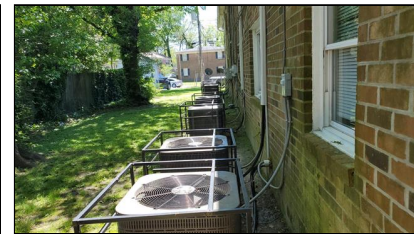
**2.1 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

Comments: Inspected

Exterior in areas- There is a negative and or not enough slope towards the structure at one or more areas this can/or has caused water intrusion, deterioration. Improper, issues with foundation, crawl space and/or basement for example. Based on inspectors visual inspection did not observe inadequate slope was causing any significant issues at time of inspection (*unless noted in report*). Best course is to have corrected, however if not corrected then monitor, and if ponding and or water intrusion occurs to structure have landscape and or hardscape corrected by a qualified licensed contractor as needed- additionally inspector recommends to consult with current owner regarding any past issues regarding water entry into the structure. *FYI- The grade should fall from the structure 6" (5% ) within the first 10 feet from the structure or to a swale when 10 feet is not available and hardscape within 10 feet of the structure should a minimum grade of 2%. If grading, and or correcting hardscape is not possible explore options such as french drains and dry wells. Do not rely on pictures alone. Pictures are examples only.*



2.1 Item 1(Picture)



2.1 Item 2(Picture) Example/  
Sample- rear of building

**2.2 Fence**

Comments: Not Inspected

### 3. Interiors



**The inspector shall observe:** a representative number of the following- Accessible Areas according to the inspector- walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

**The inspector is not required to observe:** Cosmetic deficiencies and/or concerns. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. Presence of safety glazing in doors and windows. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Inspect central vacuum systems. Inspect recreational facilities. The inspection did not involve moving furniture/items and inspecting behind furniture/items, area rugs or areas obstructed from view. Floor coverings near water (kitchens, laundry, bathrooms, etc.) should be monitored regularly for moisture. Monitoring for damage to floor coverings is recommended to prevent moisture from getting under the flooring creating conducive conditions for fungal growth. Moisture may have penetrated beneath floor coverings in the structure, and any fungal growth or sub floor damage would not be detected during a visual inspection.

#### Styles & Materials

**Ceiling Materials:**

Drywall/Gypsum Board

**Wall Material:**

Drywall/Gypsum Board and or Plaster

#### Items

### 3.0 Interior Systems and General Information

(1) Stains, imperfections and or Repairs were observed in one or more wall, floor, ceiling, windows, and or associated areas. However, no elevated levels of moisture were found (*unless noted in report*). The stain(s) may be due to past roof, building, window, HVAC and or plumbing leaks for example. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.



3.0 Item 1(Picture) Example/  
Sample- 7- Rear Left Bedroom



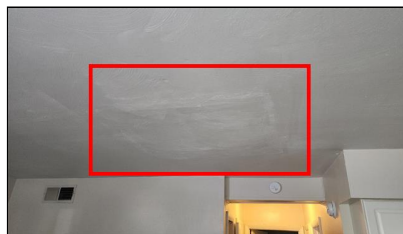
3.0 Item 2(Picture) Example/  
Sample- 7- Living Room



3.0 Item 3(Picture) Example/  
Sample- 8- Bathroom



3.0 Item 4(Picture) Example/  
Sample- 6- Rear Bedroom



3.0 Item 5(Picture) Example/  
Sample- 5- Living Room

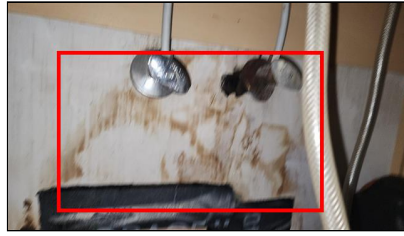


3.0 Item 6(Picture) Example/  
Sample- 3- Bathroom





3.0 Item 7(Picture) Example/  
Sample- 1- Living Room

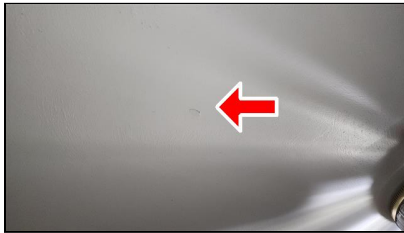


3.0 Item 8(Picture) Example/  
Sample- 1- Kitchen Sink



3.0 Item 9(Picture) Example/  
Sample- 1- Kitchen Sink

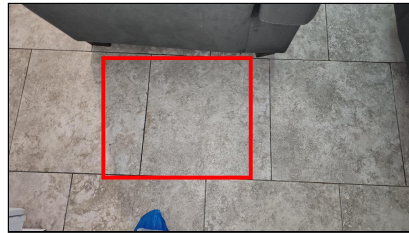
(2) Minor cracks, nail pops, cracks, damage and/or blemishes were found in walls, floors, doors, windows, ceilings, counter tops, fixtures, and or cabinets in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern (unless noted in report). However: Recommend monitoring all cracks and if worsen over time have evaluated and repaired by qualified contractor) but the client may wish to repair these for aesthetic reasons.



3.0 Item 10(Picture) Example/  
Sample- 7- Rear Left Bedroom



3.0 Item 11(Picture) Example/  
Sample- 8- Bathroom



3.0 Item 12(Picture) Example/  
Sample- 6- Living Room



3.0 Item 13(Picture) Example/  
Sample- 5- Living Room



3.0 Item 14(Picture) Example/  
Sample- 3- Bathroom Sink

(3) In areas- The caulk/grout was deteriorated, substandard, missing, and or needs renewed. *Water intrusion from bathtubs, shower enclosures, and counters for example is a common cause of damage behind walls, sub floors, and ceilings. As such, periodic re-caulking and grouting of tub, shower fixtures, counters and areas is an ongoing maintenance task which should not be neglected.* Underlying damage may have occurred that was not readily visible at time of inspection(unless noted in report). Recommend further evaluation/inspection and correction by a qualified person as needed.



3.0 Item 15(Picture) Example/  
Sample- 1- Bathroom Shower

(4) **FYI-** Leaks and or spills have occurred under one or more sinks. Cabinets appear functional at this time (unless noted in report). Recommend monitor.Item 12(Picture)



3.0 Item 16(Picture) Example/  
Sample- 6- Kitchen Sink

(5) Openings/gaps observed in one or more areas. Insects, rodents and or pest could enter. Recommend all openings/gaps be sealed properly.



3.0 Item 17(Picture) Example/  
Sample- 7- Bathroom Sink



3.0 Item 18(Picture) Example/  
Sample- 8- Bathroom Sink

**3.1 Walls, floors, doors, Ceilings, cabinets, counters and associated areas(representative number)**

Comments: Inspected

(1) Elevated levels of moisture and/or concerns were found in one or more locations.

- Tested elevated indicating leak(s), and or moisture intrusion may exists. Observed in – unit 1- Bathroom , unit 3 bathroom

Moisture/water intrusion can cause a host of issues including damage and Microbial Growth. If Microbial Growth is present considered a health concern. Recommend further evaluation/inspection and correction by qualified licensed contractors as needed to find source of leak(s), correct any damage to home, and if Microbial Growth is present have evaluated and corrected as needed. Do not rely on pictures alone. Pictures are examples only. *Furthermore recommend consulting current owner for more information concerning leaks, and water/moisture intrusion.*



3.1 Item 1(Picture) Example/ Sample- 1- Bathroom- Tested elevated indicating leak(s)



3.1 Item 2(Picture) Thermal imaging – tested elevated – Observed in- unit 3 bathroom



3.1 Item 3(Picture) Thermal imaging – tested elevated – Observed in- unit 3 bathroom

(2) In one or more areas of the building there are signs of microbial (fungal growth), however these areas did not test elevated for moisture (unless noted in report). Recommend a proper and thorough cleaning. This is not unusual occurrence in older and/or vacant homes. Monitor and if situation worsens(which may be considered a possible health concern) further evaluation and correction by a mold specialist is recommended. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only. Microbial Growth- We did not inspect for these conditions (beyond scope of this inspection). Any statements in the report are made out of courtesy and do not constitute an inspection on these items.



3.1 Item 4(Picture) Example/ Sample- 7- Kitchen Sink

(3) Unit 4 – abundance of insects observed, unpleasant odors. This unit was not considered readily accessible.

**3.2 Doors (representative number)**

Comments: Inspected

One or more doors --from a representative amount inspected

- Exterior door(s) – weather-stripping- missing, deteriorated, and or substandard ( *possible water entry which can or has caused deterioration*). Example/Sample- Front Door 7.

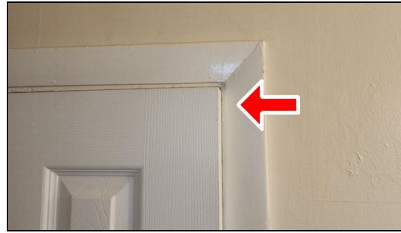


- Rubs the jamb Example/Sample- 7- Bathroom.
- Rubs the floor (1/2" clearance recommended for conditioned air circulation) Example/Sample- 6- Rear Right Bedroom, 3- Rear Right Bedroom Closet.
- sliding door does not stay in track Example/Sample- 1- Rear Right Bedroom Closet

Recommend a qualified contractor correct doors as needed and, ensure doors are functioning properly. Do not rely on pictures alone. Pictures are examples only.



3.2 Item 1(Picture) Example/  
Sample- Front Door 7- Exterior  
door(s) – weather-stripping-  
missing



3.2 Item 2(Picture) Example/  
Sample- 7- Bathroom- Rubs the  
jamb



3.2 Item 3(Picture) Example/  
Sample- 6- Rear Right Bedroom-  
Rubs the floor



3.2 Item 4(Picture) Example/  
Sample- 1- Rear Right Bedroom  
Closet- sliding door does not stay  
in track

**3.3 Steps, Stairways, Balconies and Railings (representative number)**

Comments: Inspected

(1) (Typical for age of building) Recommended Safety upgrades- The hand/guard rail for the stairs in one or more areas was not continuous ( All handrails should be continuous the full length of the stairs from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight) and or did not return to wall(Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches (38 mm) between the wall and the handrail. Exceptions: 1. Handrails shall be permitted to be interrupted by a newel post at a turn. 2. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.). A fall or injury could occur if not corrected. A qualified licensed contractor should repair or replace as needed for safety. At a minimum, be aware of this hazard.

(2) Stairs to 2nd level for units 2 and 4 –The handrail/guard rail inside the building at one or more locations is loose. A fall or injury could occur. I recommend a qualified contractor repair or replace handrails/guard rails as needed.



3.3 Item 1(Picture)

**3.4 Counters and Cabinets (representative number)**

Comments: Inspected

Kitchen- cabinets concerns and or deficiencies such as one or more of -

- door rubs when opening Example/Sample- 8- Kitchen
- loose hardware Example/Sample- 8- Kitchen

and any other problems that a qualified licensed specialist contractor may discover while inspecting further and performing repairs need correcting.



3.4 Item 1(Picture) Example/ Sample- 8- Kitchen- door rubs when opening



3.4 Item 2(Picture) Example/ Sample- 8- Kitchen- loose hardware

**3.5 Windows (representative number)**

Comments: Inspected

(1) The window/door screens are not evaluated because many people choose to remove them for aesthetic reasons.

(2) Inspector had very limited access to observe and operate windows. Of the windows tested they operated properly.

## 4. Structural Components



**The inspector shall observe:** a representative number of of the following- At accessible areas according to the inspector structural components including foundations, floors, walls, columns or piers, ceilings and roof at reasonably accessible areas as deemed by the inspector. The inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The inspector shall: Probe structural components where deterioration is visually suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

**The inspector is not required to:** Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the inspector or other persons as deemed by the inspector. Enter under-floor crawlspace areas that have less then 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. Provide engineering or architectural services or analysis. Offer an opinion about the adequacy of structural systems and components such as the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. Inspector is not required to determine whether structures with basements and or crawlspaces had or will have water and or moisture intrusion.

### Styles & Materials

<p><b>Foundation:</b> Slab</p>	<p><b>Floor Structure:</b> Slab</p>	<p><b>Wall Structure:</b> Wood</p>
<p><b>Ceiling Structure:</b> 4" or better</p>	<p><b>Roof Structure:</b> Engineered wood trusses</p>	<p><b>Roof-Type:</b> Gable</p>
<p><b>Method used to observe attic:</b> From entry Walked where properly floored at accessible areas</p>	<p><b>Attic info:</b> Scuttle hole</p>	

### Items

#### 4.0 Foundations, Basement, Crawlspace, Floors (Structural), Columns, Walls and Piers

**Comments:** Inspected

#### 4.1 Ceilings (Structural)

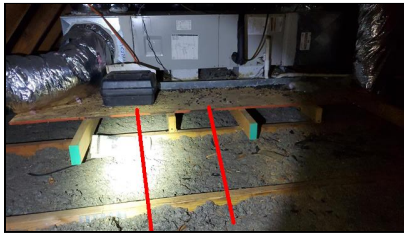
**Comments:** Inspected

#### 4.2 Roof Structure and Attic

**Comments:** Inspected

(1) One or more areas of the attic(s) was not visible and/or accessible due to normal attic conditions (framing, ductwork, coverings, insulation, storage, and/or inaccessible areas for example). We will not attempt to enter attic areas that has less than thirty-six inches of headroom; if there is no standard floor (24" wide) designed for normal walking; if walking, in the inspectors opinion, may compromise the ceiling below; if movement is restricted by air ducts ect; or if movement is deemed hazardous in the inspectors opinion. There is the possibility that defects or other problems are present but not visible due to conditions. Note that attic insulation is never moved or otherwise disturbed, so anything under the insulation was not inspected or otherwise examined. Condition of attic(s) and interior ceilings and walls seemed to indicate that there were no major and/or significant defects relating to the the attic(s), system(s) or roof(s) at the time of the inspection(unless noted elsewhere in the report)

(2) Attic- Inspector recommends a walkway be installed at least 24" wide from attic access to HVAC system for servicing needs. Furthermore the bottom wood members of a truss system which are called chords should not be walked on one at a time damage to the truss and/or ceiling could occur, and this is considered unsafe for persons in attic.



4.2 Item 1(Picture) Example/  
Sample-Left side of building attic

## 5. Plumbing System



**The inspector shall observe:** a representative number of of the following- Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The inspector shall operate all accessible and or sampled plumbing fixtures, including their faucets and all or sampled exterior faucets attached to the building, except where the flow end of the faucet is connected to an appliance.

**The inspector is not required to:** State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; To determine water heater performance will be adequate for inhabitants of the structure; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; hot tubs; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The inspector does not evaluate and/or ensure the existence of gas, liquid propane or oil storage tanks. The inspector does not make any determination about any plumbing component(s) not visually observed.

### Styles & Materials

**Meter Location:**

By Street

**Water Source:**

Public

**Plumbing Water Supply (into building):**

Not visible

**Plumbing Water Distribution (inside):**

Other forms of plumbing pipe, and/or components may exist. Recommend consult current owner, and or a qualified licensed plumbing contractor for a more technically exhaustive inspection.

Copper

**Plumbing Waste:**

Other forms of plumbing pipe, and/or components may exist. Recommend consult current owner, and or a qualified licensed plumbing contractor for a more technically exhaustive inspection.

PVC

**Number of Water Heaters:**

One for each unit

**Water Heater Power Source (s):**

Electric

**Water Heater Location(s):**

Closet in each unit

**Water Pressure:**

adequate(unless mentioned elsewhere in report)

### Items

#### 5.0 Plumbing System, Upgrade Recommendations and General Information

(1) I recommend plumbing fixtures in showers//tubs be caulked. If you leave an open area, water from your bathtub or shower may splash in the opening. Over time, the water may cause the area behind the tub/shower to rot and mildew/mold can develop. I recommend a qualified person caulk all plumbing fixtures as needed *(and leave a small gap in the caulk at the bottom of the fixture to allow water to escape out in the event of a leak)*.

**Regular Maintenance**-Check the bathtub and shower caulking monthly and improve promptly as needed.

**Regular Maintenance**-Shut off outdoor water faucets in the fall.

(2) I recommend all toilets be caulked in home. *FYI-Most manufactures recommendations/instructions include that plumbing fixtures should be sealed where they meet floors and ceilings.* <http://www.home-repair-central.com/caulking-around-a-toilet-base.html> **Inspector Tip**- Caulk all around the toilet and leave about a one-inch gap in the caulk at the back of the toilet to allow water to escape out in the event of a leak.

(3) **FYI**- We test drain lines by draining all accessible fixtures and watching for blockages and or slow drains. The adequacy and ability of the washer drain line, and other sewer lines to properly drain cannot be fully evaluated as part of a visual building inspection. This can only be done by a qualified plumber and a CAMERA-SCAN of the main drain line.

**5.1 Water Meter**

**Comments:** Inspected

**5.2 Main Water Shut-off Device (Describe location)**

**Comments:** Inspected

The main shut off is located outside by the street near the entrance at the ground at water meter. Recommend consulting with current owner/builder about all water cutoff locations, and labeling cutoffs as needed. Additional cut offs located in one or more of the bathrooms



5.2 Item 1(Picture)  
Recommended home owner tool-  
curb key (for water meter cut off)  
available at local hardware store.



5.2 Item 2(Picture) additional  
water cutoffs located in  
2-Bathroom

**5.3 Plumbing Drain, Waste and Vent Systems (representative number)**

**Comments:** Inspected



Toilet deficiencies such as -

- loose at the floor Example/Sample- units 7, 8, 6
- missing flange bolt cover Example/Sample- unit 3

and any other problems that a qualified licensed plumbing contractor may discover while performing repairs and inspecting further needs correcting. Additionally check for damage to floor/structure, and correct as needed.



5.3 Item 1(Picture)

#### 5.4 Plumbing Water Supply, Distribution System and Fixtures (representative number)

Comments: Inspected

(1) Bathrooms/Kitchen- problems, concerns and or deficiencies such as -

- slow drainage Example/Sample-units 7- Bathroom Shower, 8- Bathroom Sink, 2- Bathroom Sink
- low water pressure observed Example/Sample-units 5- Kitchen Sink, 5 Bathroom Sink
- appears to be PVC to ABS connection made with glue/solvent Example/Sample- 7-Kitchen Sink
- shower heads leaks Example/Sample-units 7- Bathroom Shower, 8- Bathroom Shower, 6- Bathroom Shower
- water control handle leaks while in use Example/Sample-units 6- Kitchen Sink
- water control handle(s) missing Example/Sample-units 8- Bathroom Sink
- plumbing tree component is loose Example/Sample-units 2- Bathroom Shower
- gap at tub spout (water intrusion can occur) Example/Sample-units 7- Bathroom Shower, 2- Bathroom Shower
- crack/damage tile on shower wall ( water intrusion can occur) Example/Sample-units 2- Bathroom Shower
- tub spout leaks when in shower mode (*this waste supply water, and could affect shower water supply*) Example/Sample-units 6 Bathroom Shower
- tub finish damage that appears to be a cosmetic concern at time of inspection Example/Sample-units 7- Bathroom Shower, 6 Bathroom Shower

and any other problems that a qualified licensed plumbing and/or specialty contractor may discover while evaluating further and performing repairs need correcting. Loose pipes and or components can or have caused leaks. Do not rely on pictures alone. Pictures are examples only.



5.4 Item 1(Picture) Example/ Sample- 7- Bathroom Shower shower heads leaks



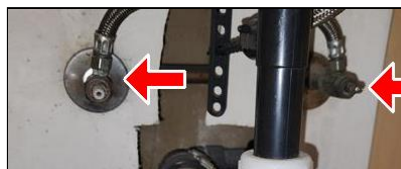
5.4 Item 2(Picture) Example/ Sample- 7- Bathroom Shower-gap at tub spout



5.4 Item 3(Picture) Example/ Sample- 7- Bathroom Shower-tub finish damage



5.4 Item 4(Picture) Example/ Sample- 7-Kitchen Sink- appears to be PVC to ABS connection made with glue/solvent



5.4 Item 5(Picture) Example/ Sample- 8- Bathroom Sink- water control handle(s) missing



5.4 Item 6(Picture) Example/ Sample- 6- Kitchen Sink- water control handle leaks while in use if pressure applied to handle



5.4 Item 7(Picture) Example/  
Sample- 6 Bathroom Shower- tub  
finish damage that appears to be  
a cosmetic concern



5.4 Item 8(Picture) Example/  
Sample- 6 Bathroom Shower- tub  
spout leaks when in shower mode  
(this waste supply water, and  
could affect shower water supply)



5.4 Item 9(Picture) Example/  
Sample- 2- Bathroom Shower-  
plumbing tree component is  
loose, gap at tub spout, crack/  
damage tile

(2) One or more hose bibs were loose( *needs securing to wall Loose hose bib can cause leaks*), and any other problems that a qualified licensed plumber may discover while ensuring proper operation of hose bibs needs correcting. Example/Sample- Right side of building



5.4 Item 10(Picture) Example/  
Sample- Right side of building

**5.5 Hot Water Systems, Controls, Chimneys, Flues and Vents (representative number)**

Comments: Inspected

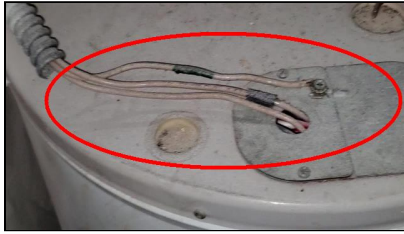
(1) Water heater(s) and associated components concerns and or deficiencies such as one or more of but not limited to -

- electrical wiring missing conduit covering –Electrical issues are considered safety and/or shock hazards till repaired. Example/Sample- units 8, 6, 3, 2
- tank dented/damaged performance can possibly be affected – Example/Sample- unit 6
- T&P pipe is plumbed incorrectly too many elbows and wrong a direction Example/Sample- unit 3
- electrical metal pipe bonding loose – electrical concern – Example/Sample-unit 3
- electrical wiring exposed and is loose/damaged – electrical concern – Example/Sample- unit 4
- electrical junction box missing cover – Example/Sample- concern – Example/Sample- unit 2

One or more items listed below are typical for age of building and/or system .

- T&P pipe does not extend within 6 inches of floor for safety/monitoring (*the T&P pipe appears to be plumbed to the exterior which was the method used at time of construction and/or reconstruction*) – most all units
- most all units missing drain pan and/or drain pan is not plumbed to exterior at the least recommend install a cap at drain tube,

and any other problems that a qualified licensed plumbing contractor may discover while inspecting further and performing repairs need correcting. One or more items are a Safety concern. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.



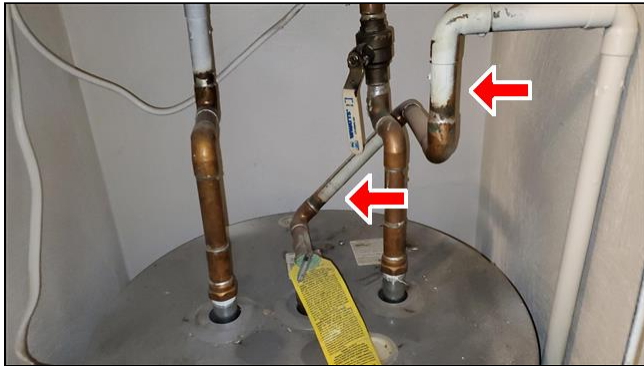
5.5 Item 1(Picture) Example/  
Sample- unit 8



5.5 Item 2(Picture) Example/  
Sample- unit 6



5.5 Item 3(Picture) Example/  
Sample- unit 3



5.5 Item 4(Picture) T&P pipe is plumbed incorrectly  
too many elbows and wrong a direction Example/  
Sample- unit 3



5.5 Item 5(Picture) Example/  
Sample-unit 3



5.5 Item 6(Picture) Example/  
Sample- unit 4



5.5 Item 7(Picture) Example/  
Sample- unit 2



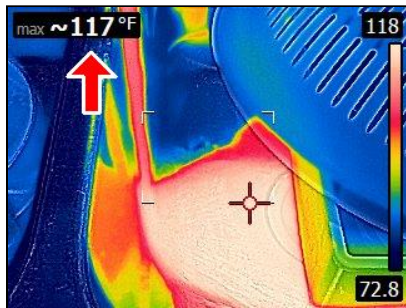
(2) The average life expectancy of a hot water heater is 7 to 14 years. Most all water heaters are 40 gallon capacity this appears to be adequate. Approximate manufacturing years listed below.

- Unit 7 – this manufacture gives 2 manufacturing dates with decoder consult manufacturer for accurate manufacture year however appears to be 2020 manufacture year
- unit 8 – manufacture year 2011
- unit 6 – manufacture year 2016
- unit 5 – manufacture year 2022
- unit 3 – manufacture year 2016
- **unit 4 – manufacture year unknown appears aged label not readable**
- **unit 2 – manufacture year 2008 – considered aged**
- **unit 1 – manufacture year 2005 – considered aged**

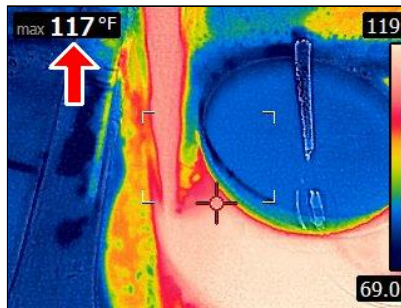
**5.6 Hot Water Temperature**

Comments: Inspected

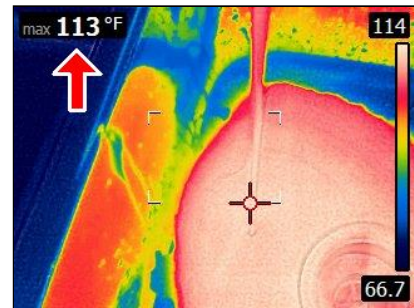
You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding. Hot water tested at observed/sampled units was acceptable



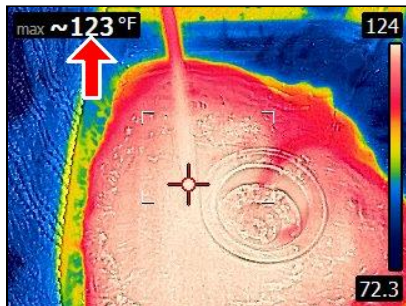
5.6 Item 1(Picture) Example/  
Sample- Unit 7 hot water supply



5.6 Item 2(Picture) Example/  
Sample- Unit 8 hot water supply



5.6 Item 3(Picture) Example/  
Sample- Unit 5 hot water supply



5.6 Item 4(Picture) Example/  
Sample- Unit 1 hot water supply

**5.7 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)(representative number)**

Comments: Not Present

## 6. Electrical System



**The inspector shall observe:** a representative number of the following – Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of sampled accessible receptacles within six feet of interior plumbing fixtures, and sampled receptacles in the garage or carport, and on the exterior of inspected structures; The operation of accessible ground fault circuit interrupters. The inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The inspector shall report any observed aluminum branch circuit wiring. The inspector shall report on presence or absence of smoke detectors.

**The inspector is not required to:** Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device (such as disconnects) or control other than to remove the covers of the main and sub panel(s) if accessible. Inspect remote control devices; test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices; low voltage wiring systems and components; ancillary wiring systems and components not a part of the primary electrical power distribution system. Inspect solar, geothermal, wind, and other renewable energy systems; measure amperage, voltage, and impedance; and determine the age and type of smoke alarms and carbon monoxide alarms. Measure amperage, voltage, or impedance. Although exterior lighting is outside the scope of this inspection, the inspector attempts to operate one or more exterior fixtures. Fixtures may appear to be inoperable due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. You should consult with seller regarding the operation of exterior fixtures.

### Styles & Materials

<b>Electrical Service Conductors:</b> Overhead service	<b>Panel capacity:</b> 100 amp service estimate for all units observed	<b>Panel Type:</b> Circuit breakers
<b>Branch wire 15 and 20 AMP:</b> not visible behind walls ect. Copper	<b>Wiring Methods:</b> not visible behind walls ect. NON-METALLIC SHEATHED	

### Items

#### 6.0 Electrical System and General Information

Although exterior lighting is outside the scope of a building inspection, the inspector attempts to operate exterior fixtures. Fixtures may appear to be inoperable due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. You should consult with seller regarding the operation of exterior fixtures.

**FYI-** I could not identify or inspect the outlet for refrigerator. I do not move refrigerators in order to access the outlet. Floor and refrigerator damage could occur.

**FYI-** Remote controls, keypads ect. Not tested as part of this inspection. Recommend consult with current owner for more information.

#### 6.1 Location of Main and Distribution Panels

**Comments:** Inspected

The main panel box is located are located in each unit in the rear right bedroom.

#### 6.2 Service Entrance Conductors

**Comments:** Inspected

The electrical service conductors/drop (outside) -problems, concerns and or deficiencies such as one or more but not limited to -

- Service entrance cable straps missing and/or not supported properly

- electrical service conductors are frayed at wire sheathing

and any other problems that a qualified licensed electrical contractor, and/or electrical company may discover while inspecting further and performing repairs need correcting. Electrical issues are considered safety hazards till repaired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only.



6.2 Item 1(Picture) Example/  
Sample- electrical service  
conductors are frayed at wire  
sheathing



6.2 Item 2(Picture) Example/  
Sample- Service entrance ca ble  
straps missing and/or not  
supported properly

**6.3 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels (representative number)**

Comments: Inspected



(1) The problems/concerns discovered in one or more electrical panels and or electric system such as but not limited to-

- HVAC component(s) to circuit breaker compliance breaker compliance appears incorrect for most all units (FYI – this is a common occurrence when the HVAC equipment is replaced due to the the newer HVAC equipment may require a lower amperage circuit disconnect and/or breaker)
- labeling issue – circuit not labeled/identified and or confusing Example/Sample- unit 7,
- circuit breaker is different brand (not the brand of manufacture of panel some breakers are interchangeable – beyond scope of Inspection) – Example/Sample- unit 7,
- wiring size/gauge wiring -improper connection to breaker – Example/Sample- unit 7,
- screw missing for dead front cover – (screws need blunt ends)– Example/Sample- unit 6,
- Main cut off week relocated in the panel which is considered acceptable however cut off breaker not attached with screw – Example/Sample-unit 3
- damaged breakers – Example/Sample- shed at left side of building
- FYI – only a few panel covers were removed due to excessive paint, and drywall compound/caulk for example – cosmetic damage could occur

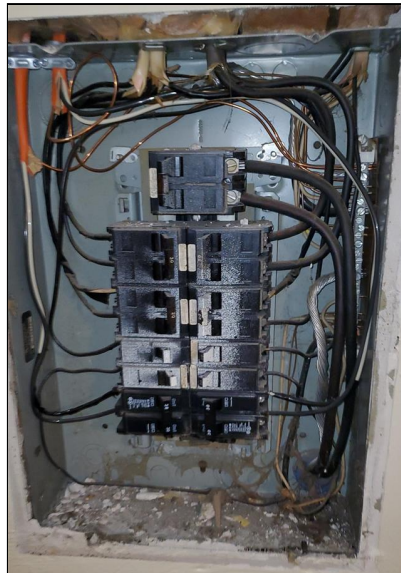
typical finding not always viewable at time of inspection items –

- unverifiable proper grounding(including panel to earth ground)

and any other problems that a qualified licensed electrical contractor may discover while inspecting further and performing repairs need correcting a (this inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist). Electrical issues are considered a safety hazard until repaired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.



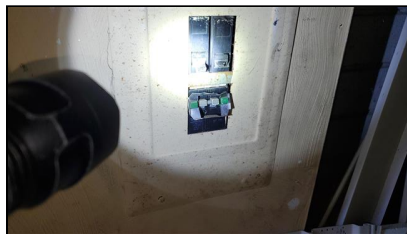
6.3 Item 1(Picture) Example/ Sample- unit 7 – panel uncovered by inspector during inspection process



6.3 Item 2(Picture) Example/ Sample- unit 6 – panel uncovered by inspector during inspection process



6.3 Item 3(Picture) Main cut off week relocated in the panel which is considered acceptable however cut off breaker not attached with screw – Example/Sample-unit 3



6.3 Item 4(Picture) Example/  
Sample- shed at left side of  
building

(2) Meter base/electrical system --problems, concerns and or deficiencies such as one or more but not limited to -

- meter base box is rusted. Further deterioration can occur
- openings in meter box, recommend properly sealing Example/Sample- meter box "1"

and any other problems that a qualified licensed specialist contractor may discover while evaluating further and performing repairs needs correcting.



6.3 Item 5(Picture) Example/  
Sample- meter box "1"- opening

**6.4 Outlets/Receptacles, junction boxes, and switches (Observed from a representative number located inside the structure, garage, and on the structure's exterior walls)**

Comments: Inspected

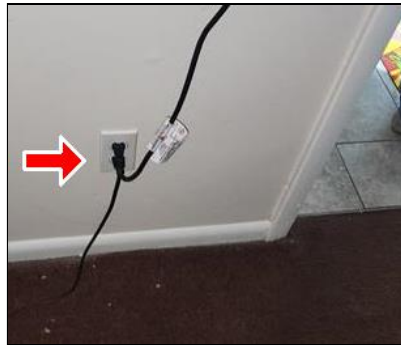
One or more outlets/receptacles, switches, and/or junction boxes- From a representative amount inspected

- Loose junction box Example/Sample- units 4- Kitchen
- Cover plate deficiencies, and or missing (cover plates are intended to contain fire and prevent electric shock form occurring due to exposed wires). Example/Sample- units 7- Kitchen, 3- Living Room
- Loose outlet Example/Sample- units 7- Kitchen, 5- Rear Right Bedroom, 3- Living Room, 3- Bathroom
- Loose switch Example/Sample- units 3- Rear Left Bedroom
- Damaged switch Example/Sample-units 2- Bathroom

Recommend a qualified licensed Electrical contractor ensure electrical components are in proper and safe working order. Electrical issues are considered safety hazards till repaired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.



6.4 Item 1(Picture) Example/ Sample- 7- Kitchen- cover plate missing



6.4 Item 2(Picture) Example/ Sample- 5- Rear Right Bedroom- Loose outlet



6.4 Item 3(Picture) Example/ Sample- 3- Living Room- loose outlet



6.4 Item 4(Picture) Example/ Sample- 3- Rear Left Bedroom- Loose switch



6.4 Item 5(Picture) Example/ Sample- 4- Kitchen- Loose junction box



6.4 Item 6(Picture) Example/ Sample- 2- Bathroom- Damaged switch

**6.5 Lighting fixtures etc. (Observed from a representative number located inside the structure, garage, and on the structure's exterior walls)**

Comments: Inspected

- (1) One or more light fixtures- From a representative amount inspected
- Loose Example/Sample-units 7- Kitchen
  - Damaged, bulb missing Example/Sample- Left side of Building

and any other problems that a qualified licensed electrical contractor may discover while inspecting light fixtures further and performing repairs need correcting. Electrical issues are considered a hazard until repaired in most instances.

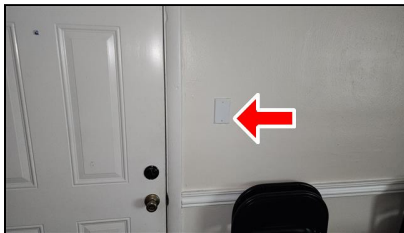


6.5 Item 1(Picture) Example/  
Sample- 7- Kitchen- loose



6.5 Item 2(Picture) Example/  
Sample- Left side of Building-  
Damaged, bulb missing

(2) 8- Living Room- The inspector could not locate a switch for light source. Services of a qualified licensed electrician may be required.



6.5 Item 3(Picture) Example/  
Sample- where switch is usually  
located is a cover plate

**6.6 GFCI -Ground Fault Circuit Interrupters (representative number)**

Comments: Inspected

One or more electric receptacles(outlets) in areas had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present such as but not limited to.

- Kitchen counters Example/Sample- units 3, 2, 1, 5
- Bathroom Example/Sample- units 3, 2, 1, 5
- Dishwasher Example/Sample- All units

If not GFCI-protected, receptacles in wet/damp areas pose a shock hazard. Recommend that a qualified licensed electrical contractor evaluate and install GFCI protection as needed per most current electrical safety practices. GFCI protection may not have been required at original construction and/or remodeling in areas. Newly installed and/or replacement receptacles in designated areas are required to be GFCI protected according to the most current electrical safety standards (beyond scope of inspection to determine when and if receptacles were changed).

**6.7 AFCIs -Arc-Fault Circuit-Interrupters (representative number)**

Comments: Not Present

**6.8 Smoke/Carbon Monoxide Detectors, Fire extinguisher and sprinkler system (representative number)**

Comments: Not Inspected

Smoke alarms, Fire Extinguishers- problems, concerns and or deficiencies such as -

- Smoke alarms aged. Location(s) – Unit- 8,1, 2 Hallway
- smoke alarms missing Location(s) – Unit 3 Bedroom, 7 Bedrooms. 2 Bedrooms
- Inspector did not observe any fire extinguishers
- FYI- We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We do not determine the age of smoke alarms. According to the U.S. Fire Administration, most smoke alarms have a life span of 8-10 years.

Inspector recommends a qualified smoke alarm specialist contractor fully evaluate (*technically exhaustive inspection*) of the smoke alarm system(s) and correct as needed to ensure proper function. Possible safety concerns exist.

RECOMMEND CORRECTION FOR SAFETY. General standard –Commercial buildings- must have a fully functional smoke detector located in each room and hallway of the structure. Smoke detectors must carry a tag that clearly shows when the last maintenance was performed on the device, as well as the date in which the batteries were replaced. Placement of CO detectors on every habitable level and in every HVAC zone of the building.

**6.9 Carbon Monoxide Detectors**

Comments: Not Present



## 7. Heating / Central Air Conditioning



**The inspector shall observe:** a representative number of of the following- permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance (*inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover*).

**The inspector is not required to:** Inspect interiors of vent systems, flues and chimneys that are not readily accessible. Inspect heat exchangers, humidifiers, AC coils, and dehumidifiers; electric air cleaning and sanitizing devices; or solar, geothermal, and other renewable energy systems. Inspect Heat-recovery and similar whole-house mechanical ventilation systems. Inspect electric air cleaning and sanitizing devices. Determine the adequacy of combustion air components. Determine conditioned air in cooling and heating systems supply adequacy and distribution balance. Determine conditioned air output satisfaction during all seasons. Determine heating and cooling systems are properly sized for the structures, and installed according to manufacture instructions. Determine ducting age, cleanliness, insulation value, conditioned air loss and requirements for the systems and structure. Ensure your personal satisfaction. Inspect heating and cooling units that are not permanently installed or that are installed in windows for example.

### Styles & Materials

**Fireplaces:**

None

**Ductwork:**

Insulated in the attic, and not insulated inside the units

**Filter Type:**

Disposable

**Number of Heat Systems (excluding wood):**

Eight

**Heat Types:**

heat pump style- according to 4 way valve observed in condenser

**Heat Energy Sources:**

Electric

**Number of AC Systems:**

Eight

**Central Air Size of Equipment(s):**

Appears all are 18,000 BTU/1.5 ton estimate

### Items

#### 7.0 HVAC Systems

**Comments:** Inspected

(1) Estimates ages of Outside HVAC condenser units according to decoder –

- 4 of the condensers – manufacturer year 2014,
- 1 condenser manufacturer year 2020,
- 3 of the condensers manufacturer year 2016

Estimates ages of Inside/attic HVAC air handler units according to decoder(not all air handler were accessible)

–

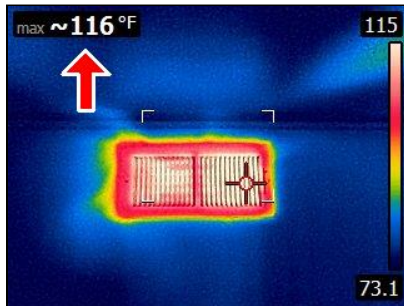
- unit 7- manufacturer year 2015
- unit 5-- manufacturer year 2014
- unit 3 – manufacturer year 2014
- unit 2- manufacturer year 2016

(2) HVAC system-problems, concerns and/or deficiencies such as one or more but not limited to -

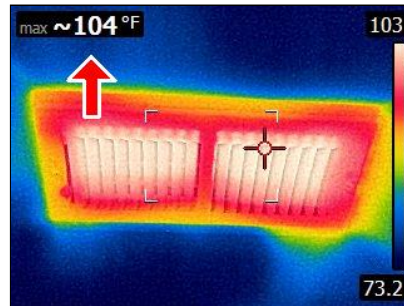
- Permanent AC system(s) not tested due to outside temperatures lower than 65° for an extended amount of time– recommend ensure proper function prior to closing
- Inspector recommends requesting the service records of the HVAC system(s), and if it cannot be proven that the HVAC system(s) including all associated components has been thoroughly evaluated serviced and fully evaluated within the last 6 months by a qualified HVAC specialist contractor - Then it

is recommended that you consider a complete HVAC system(s) evaluation including associated components servicing and repairs if needed be made to ensure proper operation. For example: We cannot determine conditioned air output satisfaction. We cannot determine the age and, cleanness of the ducting system (*ducting has a typical lifespan of 25 years plus or minus, experts advise having your air ducts cleaned every 2 to 5 years*). We cannot determine conditioned air output satisfaction during all seasons. We cannot determine the complete proper operation of the condensate drain system(s).

- **Recommend-** First use of Air Condition system(s) if so equipped - Verify that the air conditioning condensate water is draining properly to the exterior on hot days (*this condition is generally not visible/ nor inspectable during a inspection*).
- **Recommend** replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed and follow manufacture instructions.
- **Regular Maintenance-** Recommend to follow manufacture instructions for service and maintenance.



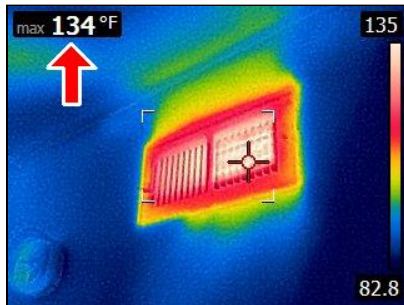
7.0 Item 1(Picture) Example/  
Sample- Unit 7- heat supply at  
time of inspection unit number



7.0 Item 2(Picture) Example/  
Sample- Unit 8- heat supply at  
time of inspection unit number



7.0 Item 3(Picture) Example/  
Sample- Unit 5- heat supply at  
time of inspection unit number



7.0 Item 4(Picture) Example/  
Sample- Unit 1- heat supply at  
time of inspection unit number

**7.1 Heating Equipment (representative number)**

Comments: Inspected

**7.2 Distribution Systems- including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors (representative number)**

Comments: Inspected



(1) **Inspector Tip-** Drain lines for over flow pan of HVAC systems over window. If you see water draining this is a indication the the HVAC system needs serving.



7.2 Item 1(Picture) Example/  
Sample- rear of building

(2) Most if not all observed first level air handler units

- were using a condensation pump to manage condensate drain water. Beyond scope of this inspection to evaluate and ensure proper function.
- Had a float switch to cut off system in the event the air handler drain pan had water in it which is a good thing



7.2 Item 2(Picture) Example/  
Sample- float switch, and  
condensation pump

(3) Most if not all first level units had HVAC ducting installed in the bedroom soffit to the registers and it appears that this ducting was not insulated this could cause condensation to occur which can lead to fungi growth for example. However at time of inspection no visual anomalies observed if not further evaluated at least monitor and correct as needed.



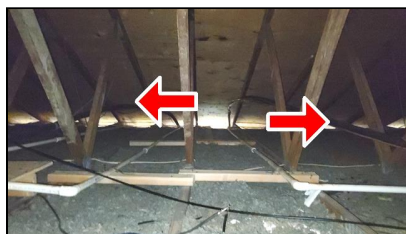
7.2 Item 3(Picture) Example/ Sample-



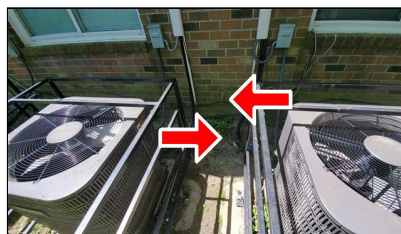
7.2 Item 4(Picture) Example/ Sample-

- (4) Heat pump or air conditioning refrigerant lines – problems, concerns and or deficiencies such as -
- Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in area(s) (*This may result in reduced efficiency, unwanted moisture and increased energy costs.*). Example/Sample- at exterior near the condenser units
  - Refrigerant lines need more support in area(s) (*general standard –Refrigerant lines should be supported every 5 to 6 feet. Bends in refrigerant lines should have a minimum 12-inch radius*). Performance of air conditioning system can be affected. Example/Sample- attic

and any other problems that a qualified contractor may discover while evaluating further and performing repairs needs correcting. Do not rely on pictures alone. Pictures are examples only.



7.2 Item 5(Picture) Example/ Sample- attic



7.2 Item 6(Picture) Example/ Sample- at exterior near the condenser units

**7.3 Chimneys, Flues and Vents -for fireplaces, gas water heaters or heat systems (representative number)**

Comments: Not Present

**7.4 Gas/LP Firelogs and or Fireplaces (representative number)**

Comments: Not Present

**7.5 Cooling and Air Handler Equipment (representative number)**

Comments: Inspected

**7.6 Presence of Installed Cooling Source in habitable Rooms -habitable rooms are living, sleeping, eating and cooking rooms (representative number)**

Comments: Not Inspected



## 8. Insulation and Ventilation

**The inspector shall observe:** a representative number of the following- Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

**The Inspector is not required** to disturb insulation. The inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall/ ceiling coverings, under insulation and areas not accessed by inspector for example). Only insulation that is visible was inspected. The inspector is not required to do a technically exhaustive inspection of the ventilation/ environmental system for attics and areas below living space such as crawlspaces/ basements and ensure proper function throughout all climate seasons.

### Styles & Materials

**Attic Insulation:**

Cellulose style

**Ventilation:**

Ridge vents  
Soffit Vents

**Exhaust Fans:**

Fan

**Floor System Insulation:**

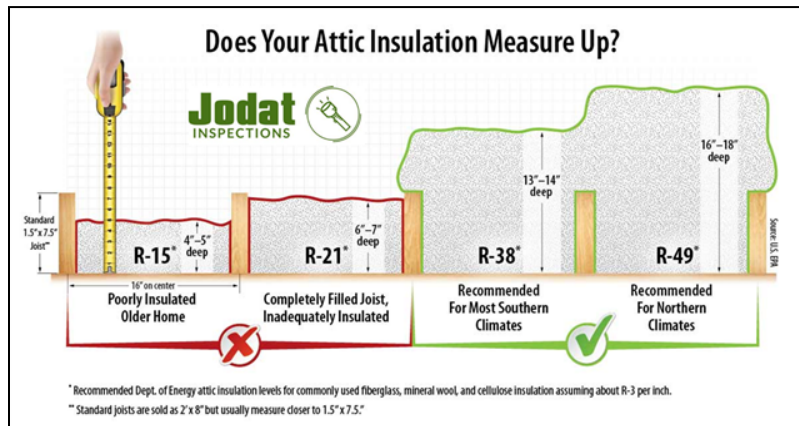
not visible

### Items

#### 8.0 Insulation in Attic

Comments: Inspected

Insulation levels is considered inadequate according to todays standards. Conditioned air loss can occur. Current standards for this area is 14"+ for approx. R-49 insulating value. – current value estimated at R15 +/- . Inspector recommends the attic and associated areas be insulated to current standards.



8.0 Item 1(Picture)

#### 8.1 Insulation Under Floor System

Comments: Not Inspected

#### 8.2 Ventilation of Attic and Foundation Areas

Comments: Inspected

#### 8.3 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

Duct covers- multiple are damaged/dented, and bird activity observed in one or more. **FYI-** No pest duct covers are available to keep pest out "dual flapper system".



8.3 Item 1(Picture) Example/  
Sample- one of multiple that are  
damaged/dented



8.3 Item 2(Picture) Front of  
building –and bird activity  
observed in one or more



8.3 Item 3(Picture)

**8.4 Ventilation Fans and Thermostatic Controls in Attic**

Comments: Not Present

**8.5 Wall Insulation**

Comments: Not Inspected

Not visible behind finished walls.

## 9. Built-In Kitchen/ Laundry Appliances



**The inspector shall observe:** a representative number of of the following and operate for basic operation in one mode only of the following main kitchen appliances: Permanently installed dishwasher, through a cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

**The inspector is not required to observe:** Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances, washing machines, clothes dryer; or Refrigeration units for example. The inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Appliances are not moved during the inspection. Floor damage may be under dishwashers, refrigerators, washing machines etc. that may not be discovered until the units are moved for service or replacement. It is beyond the scope of the this inspection to ensure all appliances are installed and functioning in all aspects according to manufacture instructions. Personal satisfactory operation of all appliances is not warranted or guaranteed.

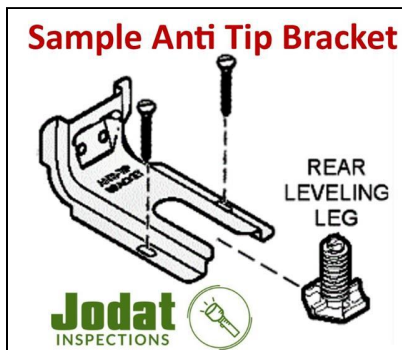
### Items

#### 9.0 Ranges/Ovens/Cook tops (representative number where accessible)

Comments: Not Inspected

(1) Appliances (Microwaves, Ranges, Washing Machines, Clothes Dryer, Refrigerators) are not tested during a building inspection due to the amount of time allotted for each unit, stored items/ already in use, recommend ensure proper operation prior to closing.

(2) Majority if not all units- The range could tip forward. Appears that anti-tip bracket may not be installed or installed improperly. . This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit: <http://www.google.com/search?q=range+anti-tip+bracket>



9.0 Item 1(Picture)

#### 9.1 Microwave (built in)

Comments: Not Inspected

Microwave- problems, concerns and or deficiencies such as one of but not limited to -

- handle missing/ damaged Example/Sample- Unit 7

and any other problems that a qualified licensed specialist contractor may discover while inspecting further and performing repairs needs correcting.



9.1 Item 1(Picture) Example/  
Sample-

**9.2 Refrigerator**

Comments: Not Inspected

**9.3 Washing Machine**

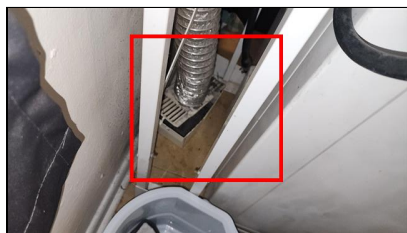
Comments: Not Inspected

FYI- Washing machines need to be drained at the sink.

**9.4 Clothes Dryer**

Comments: Not Inspected

FYI- The clothes dryers vent into a dryer catch boxes and not to the exterior.



9.4 Item 1(Picture)

## 10. Microbial Growth, Wood Destroying Organism, and Vermin/Pests

The inspector is not required to observe the presence of diseases harmful to humans, potentially hazardous plants, animals, pest, insects including wood destroying organisms and mold. All comments if made are out of courtesy and are example(s) only and do not constitute a inspection of any kind.

### *Items*

#### **10.0 Microbial Growth, Wood Destroying Organism, and Vermin/Pests**

**Comments:** Not Inspected

(1) Microbial Growth, Wood Destroying Organism, and Vermin/Pests- We did not inspect for these conditions (beyond scope of this inspection). Any statements in the report are made out of courtesy and do not constitute an inspection on these items.

(2) Attic(s) -Evidence of possible rodent/pest infestation was found in the form of feces and poison for example. Consult with the property owner about this. A qualified licensed specialist contractor should do a more technically exhaustive inspection and make repairs to seal openings in the structure, replace insulation/ other building components as needed, set traps, and clean waste as necessary. Considered a health concern.



## 11. Additional Limitations, Concerns and or Advice

### Items

#### 11.0 Additional Limitations, Concerns and or Advice

(1) Multiple Stored, Personal items, and/or equipment limited inspectors access inside the structure. The building was furnished at the time of the inspection and portions of the interior, were hidden by the furnishings and/or stored items. In accordance with industry standards, the inspection is limited to only those surfaces/ areas that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving for example. Prior to closing it is recommended that you perform a full review of the building after all of the furnishings and/or stored items have been removed.

(2) Buildings built prior to mid 1980's may contain asbestos (*asbestos containing materials can be a health risk under certain conditions*) and prior to 1978 may contain lead paint(*Lead based paint can be a health risk under certain conditions*) . Determining if they are present is outside the scope of this inspection. Any comments in the inspection report are made only as a courtesy and should not be relied upon to be complete or a warranty. If you have concerns, you are encouraged to contact licensed Asbestos, and or lead Contractor.

(3) The building is older than 40 years the inspector considers this while inspecting. It is common to have areas that do not comply with current building standards. This is not a new building and cannot be expected to meet current building standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that buildings of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair or the standards at time of original construction.



**INVOICE**

**JODAT INSPECTIONS**

**Certified Master Inspector® - ASHI Certified**

**#259838 - InterNACHI Certified #14040417**

**Justin Throckmorton #3380001557 w/ NRS -**

**ASHI Certified #267524**

**513 King Richard Drive Virginia Beach VA 23452**

**phone: 757-477-3100 email: david@JODAT.biz**

**Inspected By: David Throckmorton**

**Inspection Date: 4/20/2024**

**Report ID: 4 20 2024**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Apartment Building Investor 123 Somewhere St. Hampton Roads Area Virginia 12345	123 Somewhere St. Hampton Roads Area Virginia 12345
<b>Customer's Real Estate Professional:</b> Happy Agent	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
building inspection	1100.00	1	1100.00
			<b>Tax \$0.00</b>
			<b>Total Price \$1100.00</b>

**Payment Method:**

**Payment Status:** Paid

**Note:**